



29, Park Close, Sonning Common,  
S Oxon, RG4 9RY

£400,000

Beville  
ESTATE AGENCY

- Three bedrooms
- Recently fitted shower room
- Study
- Sold with no onward chain
- Quiet cul-de-sac location
- Close to countryside
- Delightful sunny aspect rear garden
- Utility Room
- Walking distance to village centre

Attractive three bedroom mid terrace, offering a private & sunny aspect rear garden, set at the end of a small cul-de-sac, close to countryside. EPC: D

Accommodation includes; entrance hall, fitted kitchen, sitting room, dining room, sun room, study and utility room. The stairs lead to first floor landing which comprises of three bedrooms and a recently fitted shower room.

Noteworthy features include; uPVC double glazing, gas fired central heating, off road parking, sold with no onward chain.

To the front of the property: driveway provides off road parking for two vehicles, mature planting.

To the rear of the property is a private, sunny aspect garden. Paved patio, laid mainly to lawn, fully enclosed close board timber fencing, flower shrub beds & borders, timber shed.

Total Floor Area: Approx. 97m<sup>2</sup> (1049sqft)

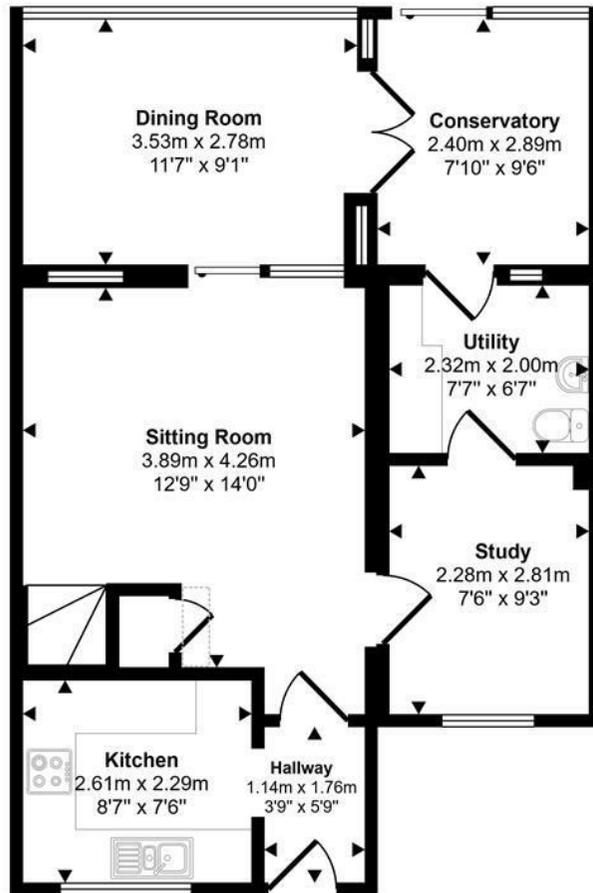
Council Tax: Band D

Services: Mains gas, electricity, water & drainage.

Park Close is situated on the fringes of the village, close to countryside, yet within easy walking of the village centre.

Sonning Common is a thriving village community, situated in the beautiful South Oxfordshire countryside on the edge of the Chiltern hills. It is well served with amenities including; Health Centre, Dental Surgery, Veterinary Surgery and a range of shops providing day to day needs. The village offers good schooling at both Primary and Secondary levels. There is easy access to both Reading and Henley-on-Thames town centres, London Paddington is less than 30 minutes from Reading Railway Station and there are good links to the M4 and M40 motorways. Crossrail, two Elizabeth Line trains an hour, will allow passengers to travel right through central London from Reading station without having to change trains.

Approx Gross Internal Area  
97 sq m / 1049 sq ft



Ground Floor  
Approx 58 sq m / 620 sq ft



First Floor  
Approx 40 sq m / 429 sq ft

 Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Directions**

From our offices in Peppard Road turn right and take the left turning at the crossroads into Widmore Lane, take the first turning left into Pond End Road, at the T junction turn left and immediately right into Park Close. The property can be found immediately ahead of you.

**Beville Estate Agency has not tested any apparatus, fittings or services and so cannot verify they are in working order. Measurements and distances referred to are given as a guide only and no responsibility is taken for any error, omission or mis-statement in these particulars. The Buyer is advised to obtain verifications from his solicitor or surveyor.**